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Hannah Berg,

We are working on rezoning 1311, 1315, and 1319 Hill St, Durham from Commercial back to Medium Density Residential.

Before the current UDO- Unified Development Ordinance went into effect, this property was zoned residential and approved for a 6 unit residential townhome development. The 1st 4 units were started and the roads, parking, curb and gutter was completed. The first 2 units were completed and sold to homeowners. They remain occupied today.

The best used of this property is to finish what the previous developers had approved and started. The property dimensions do not have enough land to accommodate a commercial building with setbacks and adequate parking. Someone would have to tear down the existing building, roads, parking and buyout the 2 existing homeowners which would not be feasible. The adjacent lot has a sewer easement thru it so it can not be used.

The original builder got in financial trouble and the 2nd building construction was stopped. These duplexes are now boarded up and blighting the area. It has been a boarded up jobsite for 2 years.

We have held a neighborhood meeting and the comments were they want to see these homes completed as soon as possible. As soon as we get rezoning approval, we will pull a permit and finish construction of 1315 Hill St and start construction of 1319 Hill St.

You should allow us the rezoning to complete the project the previous builders had approved by the City of Durham.

We recently purchased the property. As soon as we get a permit, we will complete all construction within 8 weeks.

Thank you for all your assistance in the rezoning process.

Thanks,

Larry Williams
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